

# Conceptual Review Agenda

Schedule for 04/14/14 to 04/14/14

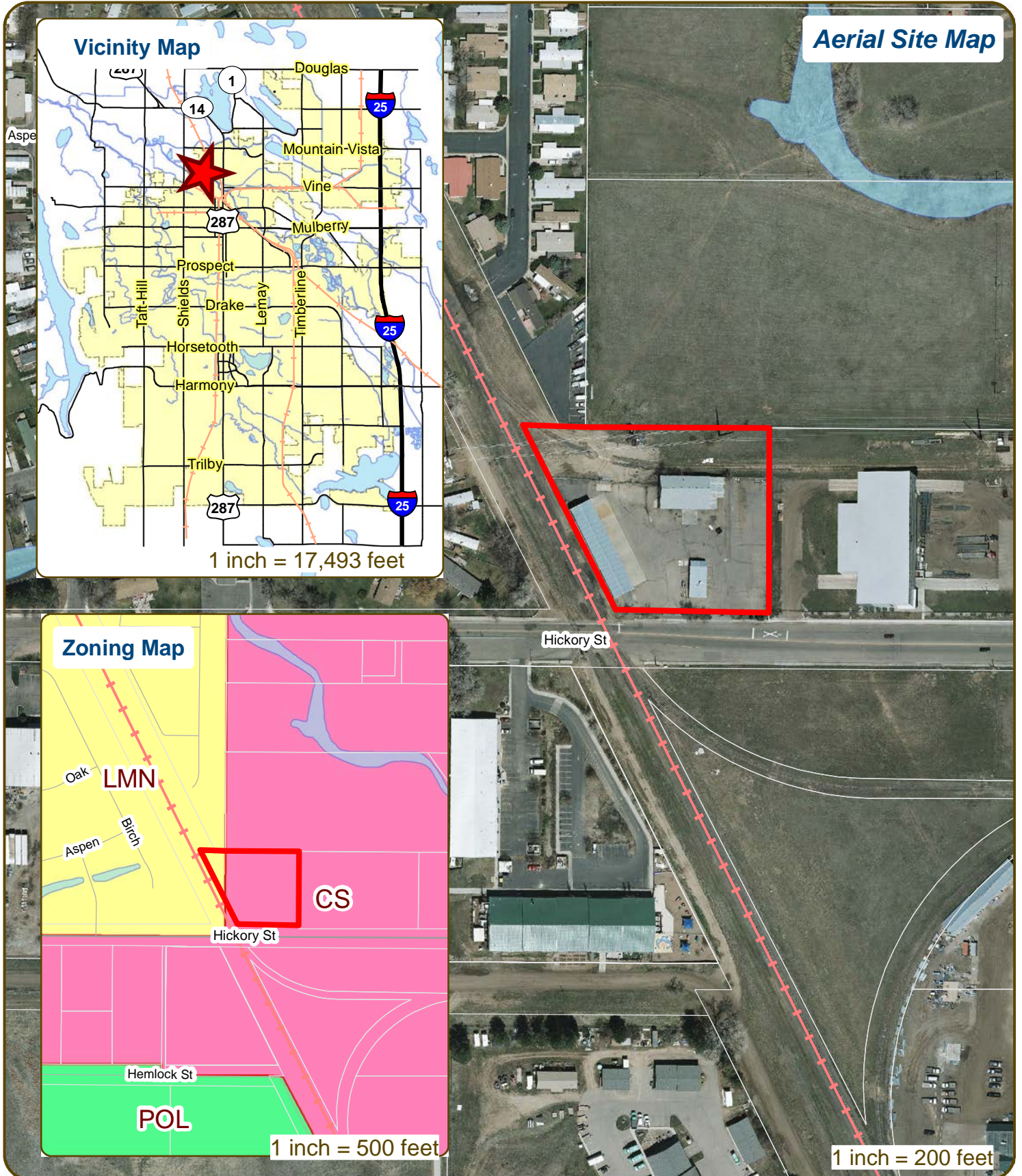
281 Conference Room A

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## Monday, April 14, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	300 Hickory St - Light Industrial/Retail  CDR140021	Dennis Nater 970-482-7303 <a href="mailto:feederssupply@gmail.com">feederssupply@gmail.com</a>	This is a request to utilize existing buildings located at 300 Hickory Street (Parcel # 97021-00-023) for light industrial and retail use. Potential site upgrades include resurfacing the northern-most building, an addition to the middle interior structure and new fencing and landscaping along the southern and eastern edges. The site is located in the Service Commercial (C-S) Zone District.	Ryan Mounce
10:15	2111 Custer Dr - Dental Office  CDR 140022	Dan Bernth 970-221-1965 x2 <a href="mailto:dan@dlcco.com">dan@dlcco.com</a>	This is a request to construct a dental office located at 2111 Custer Drive (Parcel # 87292-82-003). The new building would be a single story and approximately 5,000 square feet. The site is located in the Neighborhood Commercial (N-C) Zone District. Office/clinics are subject to Administrative (Type 1) review.	Ryan Mounce
11:00	2106 S Taft Hill Rd - Residential  CDR140023	Cathy Mathis 970-532-5891 <a href="mailto:cathy@tbgroup.us">cathy@tbgroup.us</a>	This is a request to construct a residential development at 2106 South Taft Hill Road (Parcel # 97223-00-011). The site would be subdivided for 22 to 24 single family detached and single family attached units. The existing home fronting Taft Hill Road would remain. The site is located in the Low Density Residential (R-L) Zone District. Single family attached units would require an addition of a permitted use, subject to Planning & Zoning Board (Type 2) review.	Noah Beals

# 300 Hickory St Light Industrial / Retail



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CONCEPTUAL REVIEW:  
APPLICATION**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** *\*The more info provided, the more detailed your comments from staff will be.\**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Dennis Nater  
(owner) or Danielle Nater (manager)

Business Name (if applicable) Northern Colorado Feeders Supply

Your Mailing Address 359 Linden St., Ft Collins, CO 80524

Phone Number (970) 482-7303 Email Address feederssupply@gmail.com

Site Address or Description (parcel # if no address) 300 Hickory Street,  
Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_  
\*please see attached sheet

Proposed Use Light Manuf./Retail Existing Use Light Manuf./Retail (see notes)

Total Building Square Footage 9,252 S.F. Number of Stories 1 Lot Dimensions 88,159

Age of any Existing Structures \_\_\_\_\_

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area Plan on adding on to existing retail building S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

## **Conceptual Review Proposal for Northern Colorado Feeders Supply**

**We propose continued use of 300 Hickory property as a light manufacturing/retail space that we believe is relatively consistent with the previous tenant, Barton Supply. We plan to expand and improve the existing facilities; including building on to the retail office, as well as resurfacing and possibly adding on to the warehouse. We plan on adding trees, light landscaping putting up an improved fence around the property and generally enhancing the curb appeal and overall property appearance. Since the entire property is paved, we plan on simply repairing the cracks and making the property as presentable as possible. We will do our best (and plan on) having all storage inside and not viewable to the general public.**

**Most functions and activities currently conducted at Northern Colorado Feeders Supply, Inc. at 359 Linden St., Fort Collins, CO 80524 will be carried out at 300 Hickory. We plan on being good neighbors and a positive feature to Fort Collins and the area.**



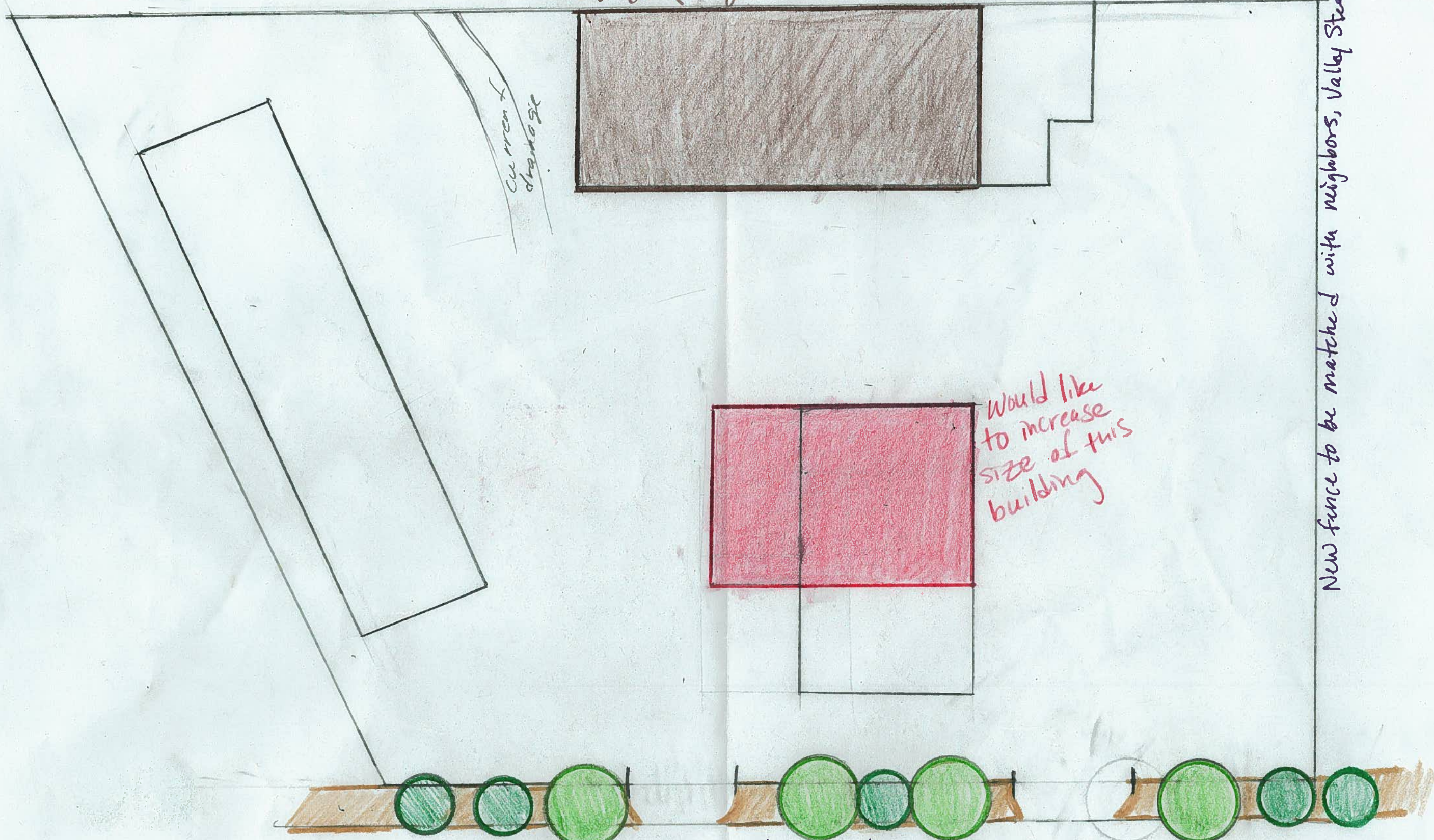
This warehouse  
will be  
re-surfaced  
and possibly  
expanded

Current  
drainage

Would like  
to increase  
size of this  
building

New fence to be matched with neighbors, Valley Steel

Trees & Landscaping will be added







Community Development and  
Neighborhood Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

April 18, 2014

Dennis Nater  
Northern Colorado Feeders Supply  
359 Linden St  
Fort Collins, CO 80524

**Re:** 300 Hickory St - Light Industrial/Retail

**Description of project:** This is a request to utilize existing buildings located at 300 Hickory Street (Parcel # 97021-00-023) for light industrial and retail use. Potential site upgrades include resurfacing the northern-most building, an addition to the middle interior structure and new fencing and landscaping along the southern and eastern edges. The site is located in the Service Commercial (C-S) Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or [rmounce@fcgov.com](mailto:rmounce@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. It is not yet clear if this will be a change of use, we need more information on the previous user and proposed uses of this property. Barton Supply may have had retail sales but we need documentation from them regarding the extent of the sales to determine if their retail use was a principal use or an accessory use. If it was accessory, then this would definitely be a change of use. If it was principal, we still need additional information regarding all aspects of their operation at this site. Your letter indicates you'd use the site for light manufacturing. Can you explain what you'd be manufacturing?
2. If it's determined that your use is not a change of use and that an abandonment period of less than 12 months has occurred, then no site upgrades or platting requirements are necessary until such time that you want to either expand the existing building by more than 25% or remove it and build a new building. At that time, a Type 1 public hearing process will be required.

**Department: Water-Wastewater Engineering**

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. Existing water mains and sanitary sewers in this area include a 6-inch water main and an 8-inch sewer in Hickory. The sewer is at the southeast corner of the site.
2. The existing water service is a ¾-inch service.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. If a larger water service is needed, development fees and water rights will be due at building permit.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. Since the existing buildings are to remain, a drainage letter should be sufficient to document the existing drainage patterns and to discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. They must be prepared by a Professional Engineer registered in Colorado.
3. When a site is redeveloped the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity. However a variance to the detention requirement may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to determine the present Stormwater fees and runoff coefficient category.
4. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. Another is if perimeter landscape buffers or parking lot medians are required, they could be used to treat the runoff in bio-retention areas or rain gardens.  
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
5. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
6. The drainage engineer will need to identify the drainage outfall for the since we have no documentation on where the water goes when it leaves the site. It might drain to the east in Hickory St. As long as there is not an increase in impervious area the present outfall can be used unless it has problems and needs some improvements to meet present standards.
7. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area

over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

8. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 4/08/2014: No comments

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. CHANGE OF USE AND PROPERTY IMPORVEMENTS**

If the property is occupied under the same allowable use and no changes are made to the existing structures or hard surface areas, there are no PFA comments. However, if a change of use is required to operate at this location or significant changes are being made to the site, the site and all new buildings shall meet 2012 International Fire Code requirements.

Code requirements to be met at that time include:

**FIRE CONTAINMENT.** New building exceeding 5000 square feet shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

**FIRE LANES.** 06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

**FIRE LANE SPECIFICATIONS**

- > Shall be designated on the plat as an Emergency Access Easement.
  - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
  - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
  - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
  - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
  - > Be visible by painting and/or signage, and maintained unobstructed at all times.
- 2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.



## 2. DUST PRODUCTION

The production of dust, as by-product of the manufacturing process, is regulated by the fire code. As may be applicable to your operation, a plan for dust mitigation shall be reviewed and approved by the fire authority.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetland to the NE). However, as there is an intervening parcel between the canal and this property, and the standard buffer (50' from the edge of the wetland) would not extend to this project's parcel, the ECS is waived for this site. However, please consider the use of native plants and grasses to compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees on this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

**Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. It will need to be verified that the sidewalk along the frontage of the property meets ADA standards, if it doesn't those portions that do not meet standards will be need to be repaired/ replaced. In most cases attached sidewalk crossing driveway will not meet ADA requirements.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Right-of-way along Hickory Street to meet the collector standard will need to be dedicated and provided with the project. This will likely require the fence to be relocated.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Contact Light and Power Engineering, 970-221-6700, if the electric service needs to be upgraded.

**Current Planning**

**Contact: Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)**

1. Information is still being verified with the previous business operating at the site to confirm that no change of use would be occurring. If there is no change of use, no site upgrades are needed at this time.
2. Platting and site upgrades would occur if it's determined a change of use is taking place, any new or replacement buildings are planned, or for any expansion of an existing building by more than 25% of its current floor area.
3. If platting of the property becomes necessary, it will be subject to Administrative (Type 1) review, and certain site upgrades will be required. Some of these upgrades could include:

LUC 3.2.5 An enclosure for trash & recycling collection, located at least 20' from Hickory Street.

LUC 3.5.1(I) Fencing and screening around any planned areas of outdoor storage.

LUC 3.2.2 Upgrades to the parking area, including landscaping along Hickory Street, a designated van-accessible handicap space, striping of parking lot spaces and accommodations for bicycle parking.

LUC 3.5.3(C) A walkway from the Hickory Street sidewalk to the retail sales structure.

4. Financial assistance to property owners and business tenants seeking to renovate their commercial storefronts and building facades may be available as part of the Fort Collins Urban Renewal Authority Storefront Improvement Program. Please contact Megan Bolin, 970-224-6342 or [mbolin@fcgov.com](mailto:mbolin@fcgov.com), to learn more.
5. **TRAFFIC OPERATIONS** - Given limited change in use and limited traffic generation, it appears the project meets requirements of LCUASS 4.2.3.D and the Traffic Impact Study (TIS) requirement can be waived. Multi-modal improvements such as sidewalks will still need to be evaluated during the process.



### **Pre-Submittal Meetings for Building Permits**

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

### **Construction shall comply with the following adopted codes as amended:**

*2009 International Building Code (IBC)*

*2009 International Residential Code (IRC)*

*2009 International Energy Conservation Code (IECC)*

*2009 International Mechanical Code (IMC)*

*2009 International Fuel Gas Code (IFGC)*

*2009 International Plumbing Code (IPC)* as amended by the State of Colorado

*2011 National Electrical Code (NEC)* as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins

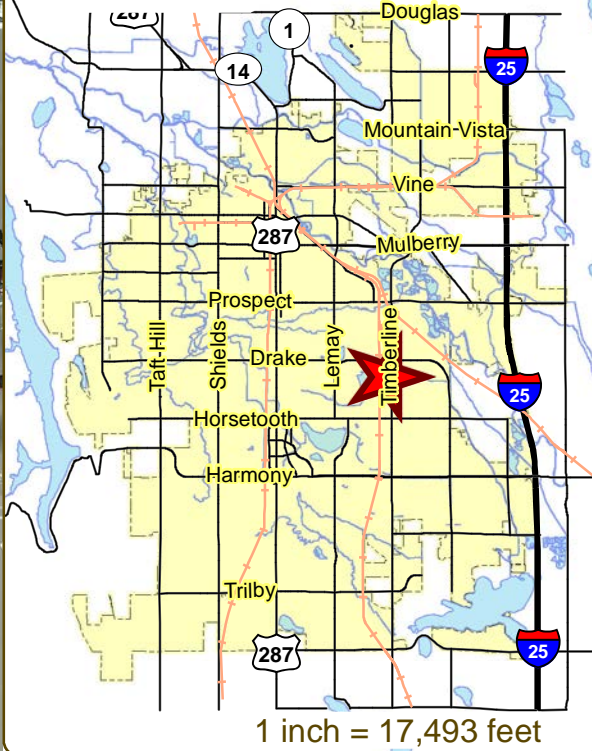
Building Services

Plan Review

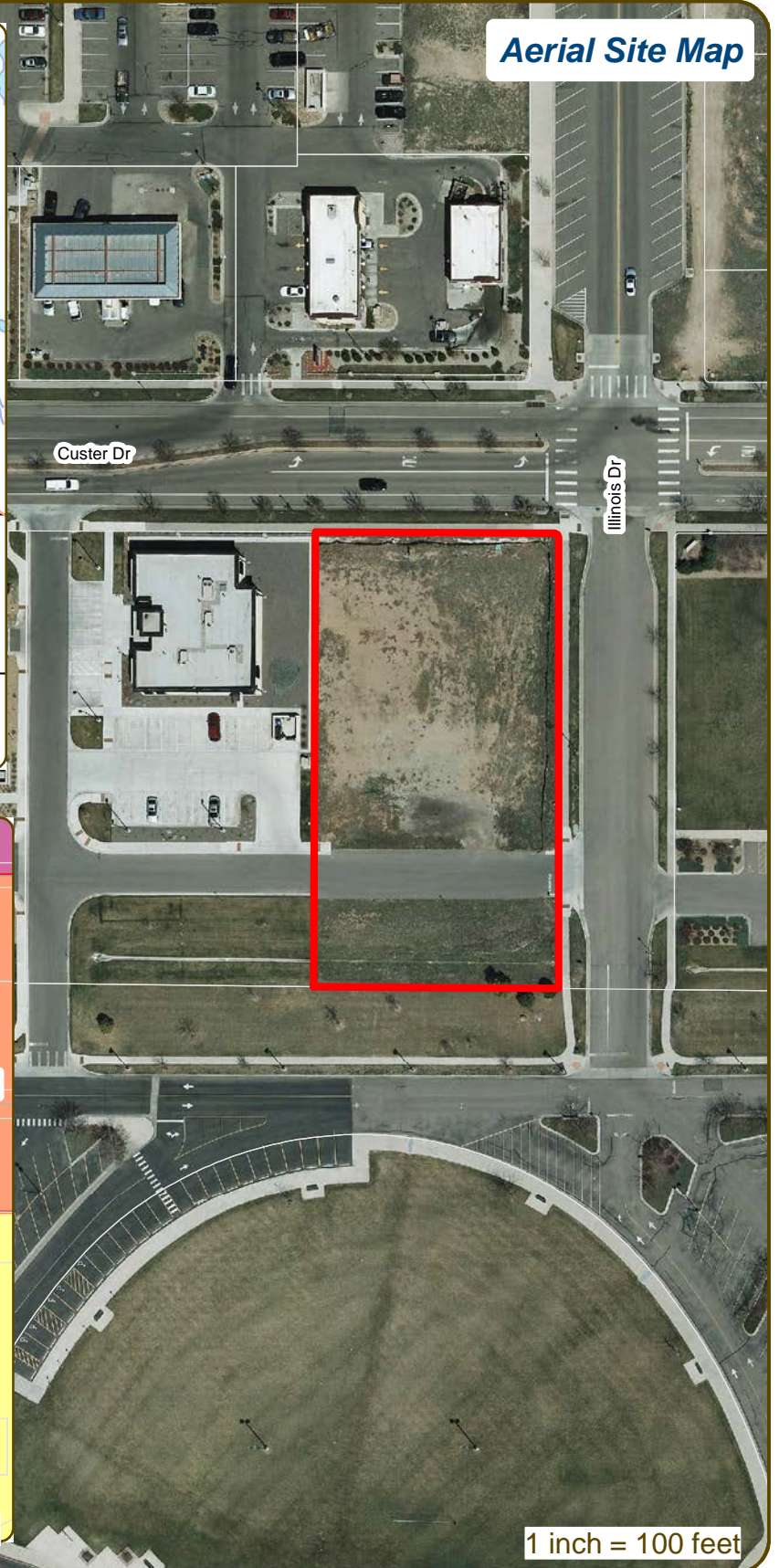
416-2341

# 2111 Custer Dr Dental Office

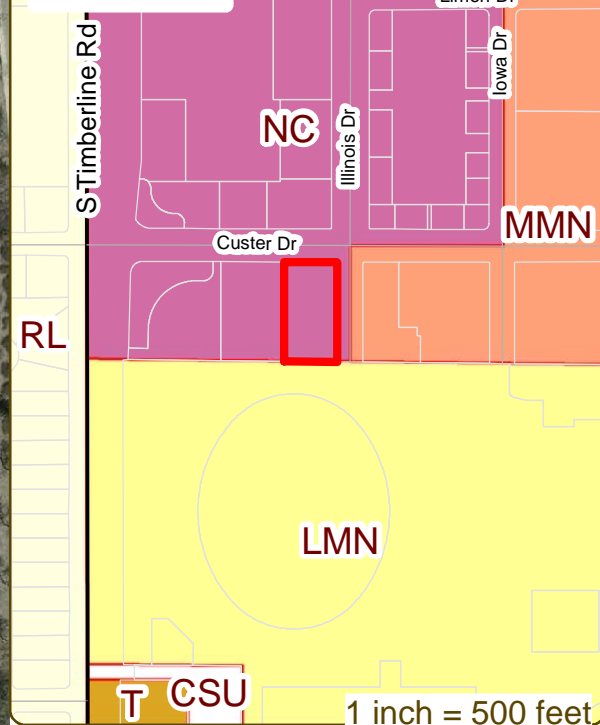
Vicinity Map



Aerial Site Map



Zoning Map



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## Development Review Guide – STEP 2 of 8

### CONCEPTUAL REVIEW: APPLICATION

#### General Information

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**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

DAN BERNTH - CONSULTANT

**Business Name (if applicable)** DOBERSTEIN LEMBURG COMMERCIAL, INC

**Your Mailing Address** 1401 RIVERSIDE AVENUE SUITE A F.C. 8052

**Phone Number** 221-1965 X2 **Email Address** DAN@DLCCO.COM

**Site Address or Description (parcel # if no address)** 2111 CUSTER DRIVE

**Description of Proposal** (attach additional sheets if necessary) SEE ATTACHED SITE PLAN.

**Proposed Use** DENTAL OFFICE **Existing Use** VACANT LAND

**Total Building Square Footage** 5000+ **S.F. Number of Stories** 1 **Lot Dimensions** =

#### Age of any Existing Structures

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

**Is your property in a Flood Plain?** ☐ Yes ☒ No **If yes, then at what risk is it?** \_\_\_\_\_

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**Increase in Impervious Area** TBD **S.F.**

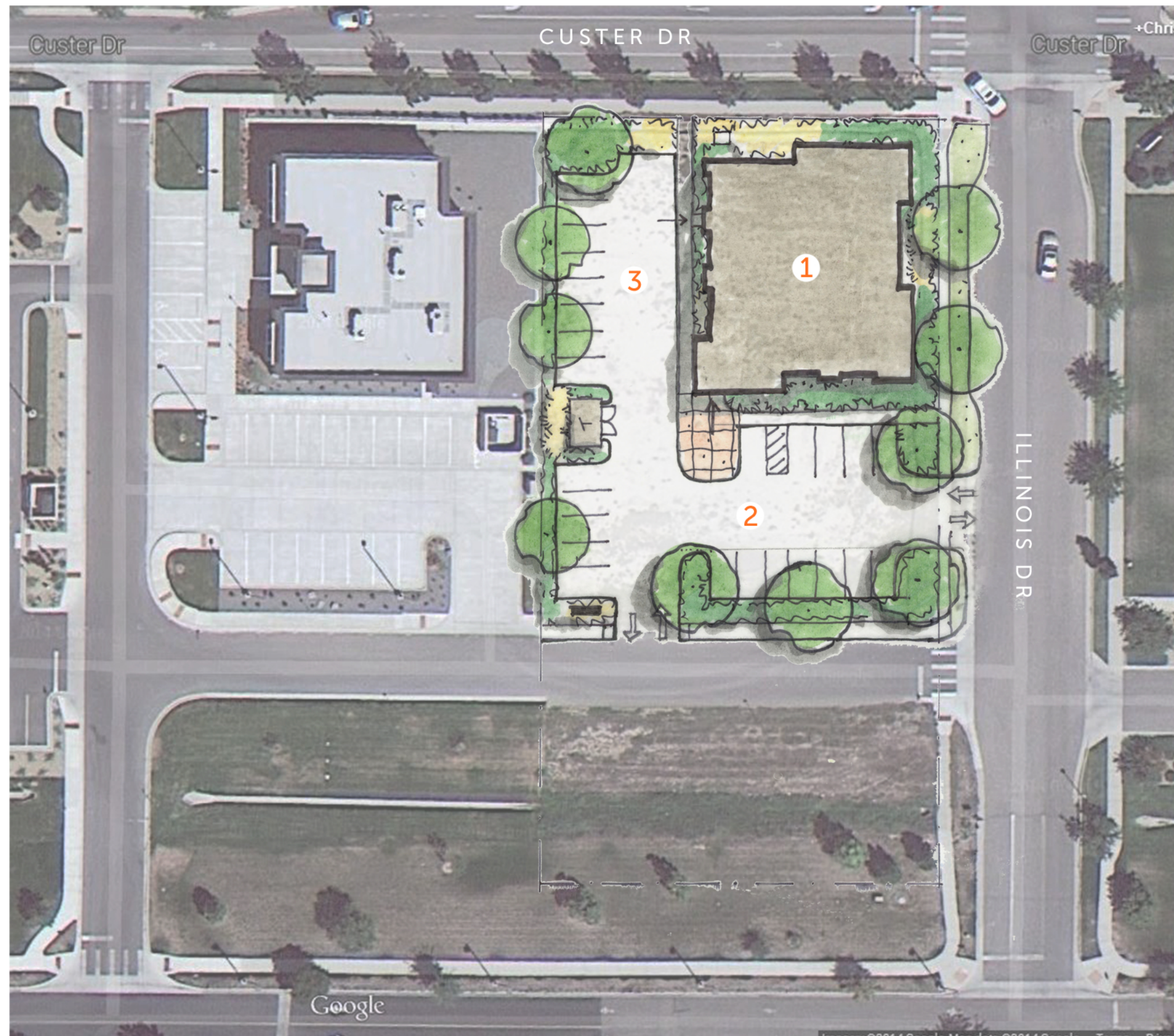
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Daniel R. Bernth 3/28/2014





## PROJECT FACTS

- + 5,000 s.f.
- + Single tenant: General Dentist Office
- + 25 parking spaces (8 staff parking spaces)
- + Single story
- + Approximate height: 20' - 25'

- 1 proposed building
- 2 parking
- 3 staff parking





Community Development and  
Neighborhood Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

April 18, 2014

Dan Bernth  
Doberstein Lemburg Commercial, Inc  
1401 Riverside Avenue, Suite A  
Fort Collins, CO 80524

**Re:** 2111 Custer Dr - Dental Office

**Description of project:** This is a request to construct a dental office located at 2111 Custer Drive (Parcel # 87292-82-003). The new building would be a single story and approximately 5,000 square feet. The site is located in the Neighborhood Commercial (N-C) Zone District. Office/clinics are subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or [rmounce@fcgov.com](mailto:rmounce@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. The site plan shows 25 parking spaces. Sec. 3.2.2(K) limits the number of parking spaces for a medical office to a maximum of 4.5 spaces per thousand square feet of floor area. This means that no more than 22 parking spaces are allowed.
2. LUC 3.2.2(C)(b) Medical offices have a minimum bicycle parking requirement based on the square footage of 1/4,000 SQFT, minimum of 4 spaces, 20% of these would need to be enclosed, 80% would need to be fixed bicycle racks.
3. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section, meaning 1 such space is required and it must be a van accessible space.
4. LUC 3.2.5 Please see this section for accessible trash and recycling enclosures requirements.
5. Offices and clinics are an Administrative (type I) review in the Neighborhood Commercial zone.

**Department: Water-Wastewater Engineering**

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in Custer Drive and an 8-inch water main on the east side of Illinois Drive.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drain report must show compliance with the previously approved report and must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
2. The detention and 50% of the water quality treatment requirements have been satisfied in the overall drainage report and construction for Rigden Farm. However Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996). LID design information can be found on the City's web site at: <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
3. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
4. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 4/08/2014: No comments



**Department: Fire Authority**

**Contact:** Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)

**1. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM**

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

**2. FIRE CONTAINMENT**

Building exceeding 5,000 square feet shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

**BASEMENTS**

2012IFC 903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout basements where the floor area exceeds 1,500 SF and where there is not provided at least one approved type of exterior wall openings as per section 903.2.11.

**Department: Environmental Planning**

**Contact:** Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

**Department: Engineering Development Review**

**Contact:** Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.

7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. All access to this parcel is to be off of the shared driveway. The additional access shown on the plan onto Illinois will not meet driveway separation requirements.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Electric development charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>. A C-1 form will need to be submitted to Light and Power Engineering. The C-1 form is available at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/c-1\\_form.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf). Contact Light and Power Engineering, 970-221-6700, to coordinate the transformer and meter locations.

**Current Planning**

**Contact: Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)**

1. LUC 3.2.2(C)(4) A minimum of 4 bicycle parking spaces are required. Fixed bicycle parking should be located near the primary entrance with adequate space.
2. LUC 3.2.2(K)(2)(a) The maximum vehicle parking ratio for medical offices is 4.5/1,000 square feet, or 22 spaces for a 5,000 square foot building. A request for alternative compliance is available with an evaluation and review of relevant information in LUC 3.2.2(K)(3).
3. LUC 3.2.5 The trash & recycling enclosure should also feature separate, walk-in access without the need to open main gates and constructed of durable materials and of similar color/design to the main structure.
4. LUC 3.5.3 The building design should feature recognizable base and top treatments as well as a prominent and defined primary entrance.
5. LUC 4.23(E) A minimum building height of 20 feet is required as measured to the dominant roof line.
6. At time of submittal, a separate Landscape Plan and Lighting Plan will be needed that meet sections LUC 3.2.1 and LUC 3.2.4 respectively.
7. TRAFFIC OPERATIONS - This use was anticipated in the Rigden Farm master Traffic Impact Study and appears to meet the requirements in LCUASS section 4.2.3.D to allow waiving a new TIS. Development will require completion of sidewalks, etc.
8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
9. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.



10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

### **Pre-Submittal Meetings for Building Permits**

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

### **Construction shall comply with the following adopted codes as amended:**

*2009 International Building Code (IBC)*

*2009 International Residential Code (IRC)*

*2009 International Energy Conservation Code (IECC)*

*2009 International Mechanical Code (IMC)*

*2009 International Fuel Gas Code (IFGC)*

*2009 International Plumbing Code (IPC)* as amended by the State of Colorado

*2011 National Electrical Code (NEC)* as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins

Building Services

Plan Review

416-2341

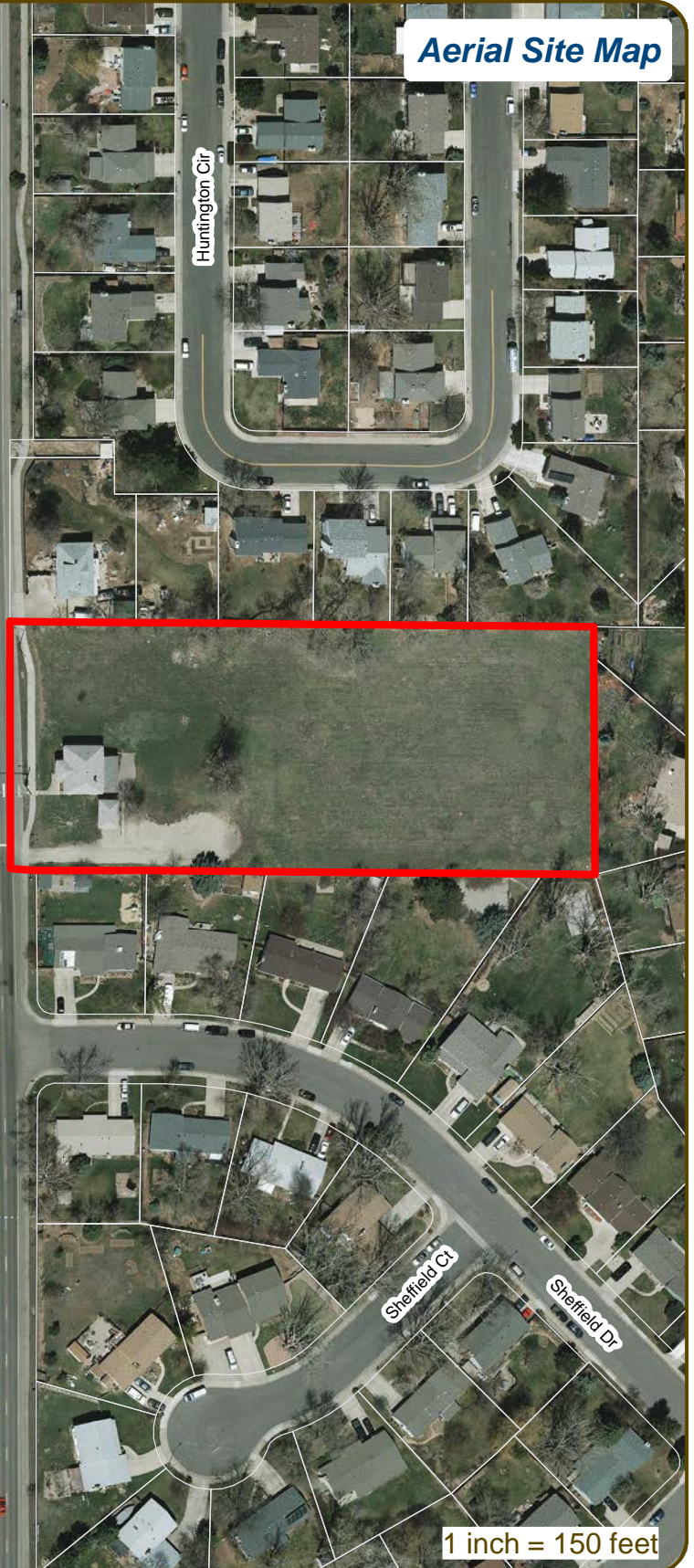


# 2106 S Taft Hill Rd Residential

**Vicinity Map**



**Aerial Site Map**



**Zoning Map**





CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

**\*BOLDED ITEMS ARE REQUIRED\*** *\*The more info provided, the more detailed your comments from staff will be.\**

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) Cathy Mathis, TB Group

**Business Name** (if applicable) TB Group

**Your Mailing Address** 444 Mountain Avenue, Berthoud CO 80513

**Phone Number** 970.532.5891 **Email Address** cathy@tbgroup.us

**Site Address or Description** (parcel # if no address) 2106 South Taft Hill Road

**Description of Proposal** (attach additional sheets if necessary) Subdivide 2.49-acre parcel into 22-24 single family attached and detached units.

**Proposed Use** Residential **Existing Use** Single family house

**Total Building Square Footage** \_\_\_\_\_ **S.F. Number of Stories** 1 - 2 **Lot Dimensions** 214' x490'

**Age of any Existing Structures** 70 plus years

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

**If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.**

**Is your property in a Flood Plain?** ☐ Yes ☒ No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** \_\_\_\_\_ **S.F.**  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**Suggested items for the Sketch Plan:**

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?





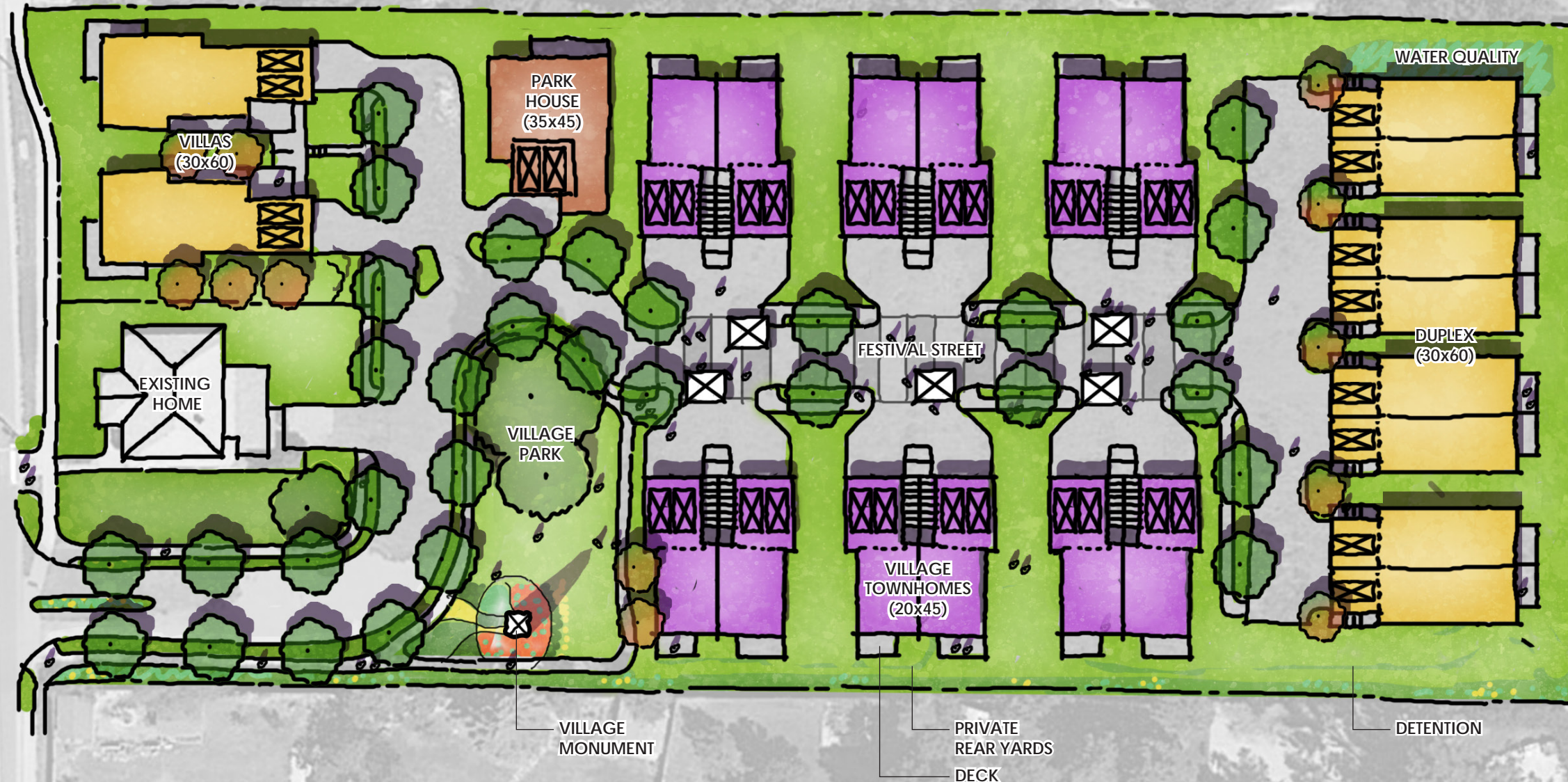
FESTIVAL (BLOCK PARTY) STREET



WOONERF (CURBLESS) STREET



CENTER DRAIN STREET



TBGROUP 970.532.5891 TERRAIN 970.279.5344







April 18, 2014

Cathy Mathis  
TB Group  
444 Mountain Avenue  
Berthoud, CO 80513

**Re:** 2106 S Taft Hill Rd - Residential

**Description of project:** This is a request to construct a residential development at 2106 South Taft Hill Road (Parcel # 97223-00-011). The site would be subdivided for 22 to 24 single family detached and single family attached units. The existing home fronting Taft Hill Road would remain. The site is located in the Low Density Residential (R-L) Zone District. Single family attached units would require an addition of a permitted use, subject to Planning & Zoning Board (Type 2) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Noah Beals, at 970-416-2313 or [nbeals@fcgov.com](mailto:nbeals@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. LUC 4.4(D)(1) Each lot shall be a minimum of 6000 sq ft and needs to be three (3) times greater than the total floor area of the building (excluding garages and basements).
2. LUC 4.4(D)(2)(a) the minimum lot width requirement for each lot is sixty (60) ft.
3. LUC 4.4(D)(2)(e) Maximum building height is 28 feet.
4. LUC 3.5.2(B) Housing Model Variety any development fewer than one hundred (100) single family dwelling units shall have at least three (3) different types of housing models.
5. What uses are you proposing? Single family detached, single family attached and duplexes? The narrative just mentions single family detached and attached, but the plan also shows duplexes.
6. LUC 3.5.2(D) Garage standards do apply.
7. Single family attached units and duplexes would require an addition of permitted use in the RL zone which is a Planning and Zoning Board (type 2) review.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. Existing water mains and sanitary sewers in this area include a 16-inch water main and a 10-inch sewer in Taft Hill Road and an 8-inch sewer in the southeast corner of the site
2. There is an existing ¾-inch water service that provides water to the existing house on the site.
3. The minimum easement widths for water/sewer mains to serve the proposed development are 20 feet for water (10 feet each side of main) and 30 feet for sewer (15 feet each side of the sewer).
4. If the existing sanitary sewer in the southeast corner of the site will be extended to provide sewer service to the development, an all-weather access to the existing manhole in the southeast corner must be provided with adequate space for turning heavy maintenance equipment.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. Development fees and water rights will be due at building permit.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. A drainage and erosion control report and construction plans are required and must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control requirements have been updated in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
2. If there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Our research of the plat for Village West Fourth doesn't show an easement to drain the detention pond to Dover Ct.; so an easement would be needed from the property owner(s) in order to have an outlet for the detention pond.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:



<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.

5. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
6. The design of this site must conform to the drainage basin design of the Canal Importation Master Drainage Plan as well the City's Design Criteria and Construction standards.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 4/08/2014: No comments

**Department: Historical Preservation**

**Contact: Josh Weinberg, 970-221-6206, [jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)**

1. If this project contains, or is located in close proximity to, any buildings or structures 50 years old or older, the impact of the development on the historic buildings will need to be reviewed for compliance with Land Use Code Section 3.4.7, Historic and Cultural Resources. Please contact Josh Weinberg, [jweinberg@fcgov.com](mailto:jweinberg@fcgov.com) or Karen McWilliams, [kmcwilliams@fcgov.com](mailto:kmcwilliams@fcgov.com).
2. Any exterior changes to or demolition of buildings 50 years old or older will need to be reviewed under the City's Demolition/Alteration Review Process, Municipal Code Section 14-72. This process begins with a determination of a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. The determination of eligibility requires current color photographs, of all sides of each building or structure. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Digital photos are encouraged, and may be sent to [jweinberg@fcgov.com](mailto:jweinberg@fcgov.com) or [kmcwilliams@fcgov.com](mailto:kmcwilliams@fcgov.com). Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under.
3. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.
4. Owners of properties that are eligible as landmarks may choose to have the property officially recognized as a landmark, and then qualify for financial incentives. Financial programs offer include 20% State Tax

Credits, \$7,500 yearly no-interest loans, \$15,000 Historic Structure Assessment grants, State Historic Fund grants of \$200,000 and more, and, for income producing properties, an additional 20% Federal Tax Credit. Any work, both interior and exterior, which protects or promotes a building's historic character by meeting the Secretary of the Interior's Standards (<http://www.cr.nps.gov/hps/tps/standguide/index.htm>) can qualify. For more details on financial incentives, please contact Historic Preservation staff.

5. The Design Assistance Program pays for up to \$2,000 each year, for the design of alterations, additions, or new construction located in the Eastside and Westside Neighborhoods (roughly, north of Prospect, and between Taft and Lemay). The owner selects from the Design Assistance Program Consultant's Master List, and the design must meet the requirements of the city's building codes. This assistance is available to anyone, regardless of the building's age or eligibility for designation.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE LANES**

The private drive on this site must be designed to fire lane standards. The conceptual plan presented for review will require further consideration as minimum lane widths and turning radii may not meet the International Fire Code. An Emergency Access Easement shall be dedicated. Fire code references and specifications are provided for your reference.

**FIRE LANE SPECIFICATIONS**

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

**2. WATER SUPPLY**

There are no existing hydrants on the east side of Taft Hill Rd available to serve this site. As such, a hydrant will be required where the private drive connects to Taft Hill Rd. A second hydrant will be needed at the east end of the site. Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department.

06IFC 508.1 and Appendix B: Within the Urban Growth Area, residential hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building.

### 3. PREMISE IDENTIFICATION

06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

**Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. A repay to the City is due from the property for the City's previous frontage work along the property and will be required prior to the first building permit on the property.
5. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
6. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
8. Per the last proposal on this site which was proposing a public street serving the site this was applicable. I don't know if the same requirement will apply or not if the access to the site is a private drive and not a public street. Per Traffic Operations, the existing pedestrian signal crossing across Taft Hill Road for Blevins Middle School will need to be relooked at with the proposal of the public street. This pedestrian signal being in close proximity to the new street intersection would require that the pedestrian signal be converted to a full traffic signal in accordance with the MUTCD (Manual on Uniform Traffic Control Devices) the costs of



which would then be paid for by the applicant. A full traffic signal however, isn't necessarily preferred by the City and we would perhaps want to explore a solution that relocates the pedestrian signal sufficiently away from a proposed public street intersection, negating the need to have a full traffic signal constructed. Coordination and ongoing discussion with Traffic Ops and Poudre School District will be needed to device options, solutions, and understand cost implications.

9. The City may require that notes and/or conditions be placed on the approval documents (plat, development agreement, and/or site plan) for the project stating that future purchasers of the property are aware that with Blevins Middle School across the street and the internal roadway will likely be used as a pick-up/drop-off area for students at the middle school and the City has no legal authority to prevent the usage of this access easement (private drive) as such. The applicant may wish to discuss potential operation aspects of Blevins Middle School with Poudre School District and how it may impact the development and future residents of the development.
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Electric development and system modification charges will apply. Contact Light and Power Engineering, 970-221-6700, for an estimate of these charges and to coordinate the transformer and meter locations.

**Current Planning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. Land Use Code (LUC) 4.4(C) Single Family attached dwellings are not a listed permitted use in the Low Density Residential District (R-L) therefore is prohibited.  
  
LUC 1.3.4 This use would require an Addition of permitted use and need to meet the standards of this section.
2. LUC 4.4(D)(1) Density standards requires a lot size 3 times greater than the total floor area of the building for each lot and not less than 6,000 sq ft lot.
3. LUC 4.4(D)(2)(a) Minimum lot width of 60 ft for a single family dwelling.
4. LUC 4.4(D)(2)(b) Front yard set back is 20ft  
  
LUC 4.4(D)(2)(c) Minimum rear yard setback is 15ft except along an alley then the setback is 6ft  
  
LUC 4.4(D)(2)(d) Side-yard setback is 5ft except corner lots the street side is a 15ft setback.  
  
LUC 4.4(D)(2)(e) The maximum building height for a single family dwelling is 28ft.
5. LUC 3.5.2(D) The garage standards in this section do apply. The current proposal do not meet these standards.
6. LUC 3.6.2(G) Lots with front or rear yards that abut an arterial shall have minimum lot depth of 150ft (see

section for alternative compliance).

7. LUC 3.2.2(K)(1)(a) Attached dwellings shall meet the parking standards outline in this section.
8. TRAFFIC OPERATIONS - The development proposal appears to meet most elements of section 4.2.3.D in LCUASS and therefore the TIS requirement can be waived. The one concern is the location and function of the access of the development to Taft Hill Road (a 4-lane arterial and close proximity to a pedestrian signal). So while we won't require a TIS, coordination and consideration will be needed regarding the access.
9. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
10. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
12. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
13. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.